128.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	853,500 /	853,500
USE VALUE:	853,500 /	853,500
ASSESSED:	853,500 /	853,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAUBING HOWARD
Owner 2:	GILDAY NANCY M
Owner 3:	
Street 1:	63 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 2346 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	374,400		479,100	853,500
Total Card	0.137	374,400		479,100	853,500
Total Parcel	0.137	374,400		479,100	853,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.81 | /Parcel: 363.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
82859			04/24/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0018.0

!10006!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,500	0	5,962.	479,100	853,600	853,600	Year End Roll	12/18/2019
2019	101	FV	285,900	0	5,962.	449,100	735,000	735,000	Year End Roll	1/3/2019
2018	101	FV	293,600	0	5,962.	371,300	664,900	664,900	Year End Roll	12/20/2017
2017	101	FV	293,600	0	5,962.	341,400	635,000	635,000	Year End Roll	1/3/2017
2016	101	FV	293,600	0	5,962.	311,400	605,000	605,000	Year End	1/4/2016
2015	101	FV	277,100	0	5,962.	305,400	582,500	582,500	Year End Roll	12/11/2014
2014	101	FV	277,100	0	5,962.	283,900	561,000	561,000	Year End Roll	12/16/2013
2013	101	FV	277,100	0	5,962.	270,100	547,200	547,200		12/13/2012

PRINT

Date	Time
12/11/20	00:22:38

LAST REV

Date	Time
05/13/19	10:02:43

danam

USER DEFINED

Prior Id # 1:	82859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10006

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER CALVIN R	1208-137		7/29/1999		301,000	No	No		
	877-79		7/15/1976		34,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2018	1857	New Wind	6,380	C				
9/17/2015	1361	Redo Bat	18,075		9/17/2015			Bathroom remodel a
4/7/2010	271	Redo Bas	8,855	C				FINISHED TV ROOM I
9/14/2005	833	Addition	117,272	C		G7	GR FY07	1 STY 20X21 ADD LF
5/20/2004	393	Re-Roof	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
2/2/2009	Meas/Inspect	345	PATRIOT
12/1/1999	Meas/Inspect	243	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	479,087	Spl Credit		Total: 479,100

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

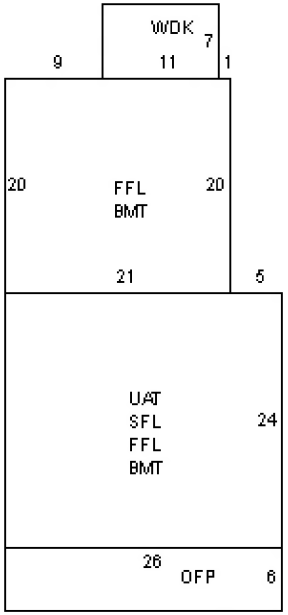
OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

ADDITION HEAT=GAS/FHA.. OF=BMT SINK.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27949643
Const Adj.:	0.98000199
Adj $ / SQ:	163.008
Other Features:	86800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459972
Depreciation:	85555
Depreciated Total:	374417

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.01
Special Features:	0	Val/Su Net:	120.74
Final Total:	374400	Val/Su SzAd	224.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	78.240	81,687
FFL	First Floor	1,044	163.010	170,181
SFL	Second Floor	624	163.010	101,717
OFP	Open Porch	156	26.540	4,140
UAT	Upper Attic	156	91.280	14,240
WDK	Deck	77	15.680	1,207

Net Sketched Area:	3,101			Total:	373,172
Size Ad	1668	Gross Are	3569	FinArea	2346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: